



Magnolia Drive, Banstead, SM7 1BJ

£1,300 PCM



**WILLIAMS
HARLOW**



WILLIAMS HARLOW ARE PROUD TO PRESENT A MODERN TWO BED, TWO BATH FLAT TO THE MARKET. A recently built two double bedroom first floor luxury apartment in this popular block. The property offers an open plan fully-fitted kitchen-lounge, two bathrooms (en-suite to master bedroom) with additional benefits of video entry phone system, off-street car parking, central heating and double glazing. Available early September on an unfurnished basis.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



A modern two double bedroom first floor luxury apartment in this popular block. The property offers video entry phone system, attractive communal gardens, parking, ensuite shower room to master bedroom plus additional bathroom, fully fitted kitchen, gas heating and double glazing.

FRONT

video entry phone system giving access to:

COMMUNAL ENTRANCE LOBBY

with stairs rising to first floor landing with:

PRIVATE FRONT DOOR

giving access through to:

ENTRANCE HALL

wood effect flooring, radiator, downlighters, large cupboard housing circuit breakers with further airing cupboard to side with insulated cylinder. Wall mounted thermostat for central heating.

LOUNGE/KITCHEN AREA

4.95 x 4.78 (16'3" x 15'8")

2 x windows to rear, 2 x radiators, wood effect flooring and open through to:

KITCHEN AREA

with work surfaces incorporating a stainless steel sink drainer with mixer tap. Comprehensive range of cupboards and drawers below the work surface with fitted fridge, fitted freezer, fitted oven and grill, surface mounted halogen hob with stainless steel splashback and chimney extractor above. Dishwasher, integral washer/dryer. Range of eye level cupboards one of which houses the gas central heating boiler. Window to side and downlighters.

BEDROOM ONE

3.63 x 3.02 (11'11" x 9'11")

fitted wardrobes, window to rear, radiator and doorway to:

EN-SUITE SHOWER ROOM

large walk in shower with wall mounted controls, wash hand basin with mixer tap, low level wc with concealed cistern, obscured glazed window to side, shaver point, half height tiling, mirror, heated towel rail, ceiling mounted extractor and tiled floor.

BEDROOM TWO

3.40 x 2.59 (11'2" x 8'6")

with window to rear and radiator.

BATHROOM

white suite comprising of a panelled bath with wall mounted taps and wall mounted shower above and glass shower screen. Wash hand basin with mixer tap, low level wc with concealed cistern, half height tiling, tiled floor, fitted mirror, shaver point, downlighters and ceiling mounted extractor.

OUTSIDE

The property is surrounded by well maintained communal gardens and there is flower beds and lawn areas.

PARKING

There is one allocated parking space.

COUNCIL TAX

Council Tax Band D (£2,014.49) 2020/21



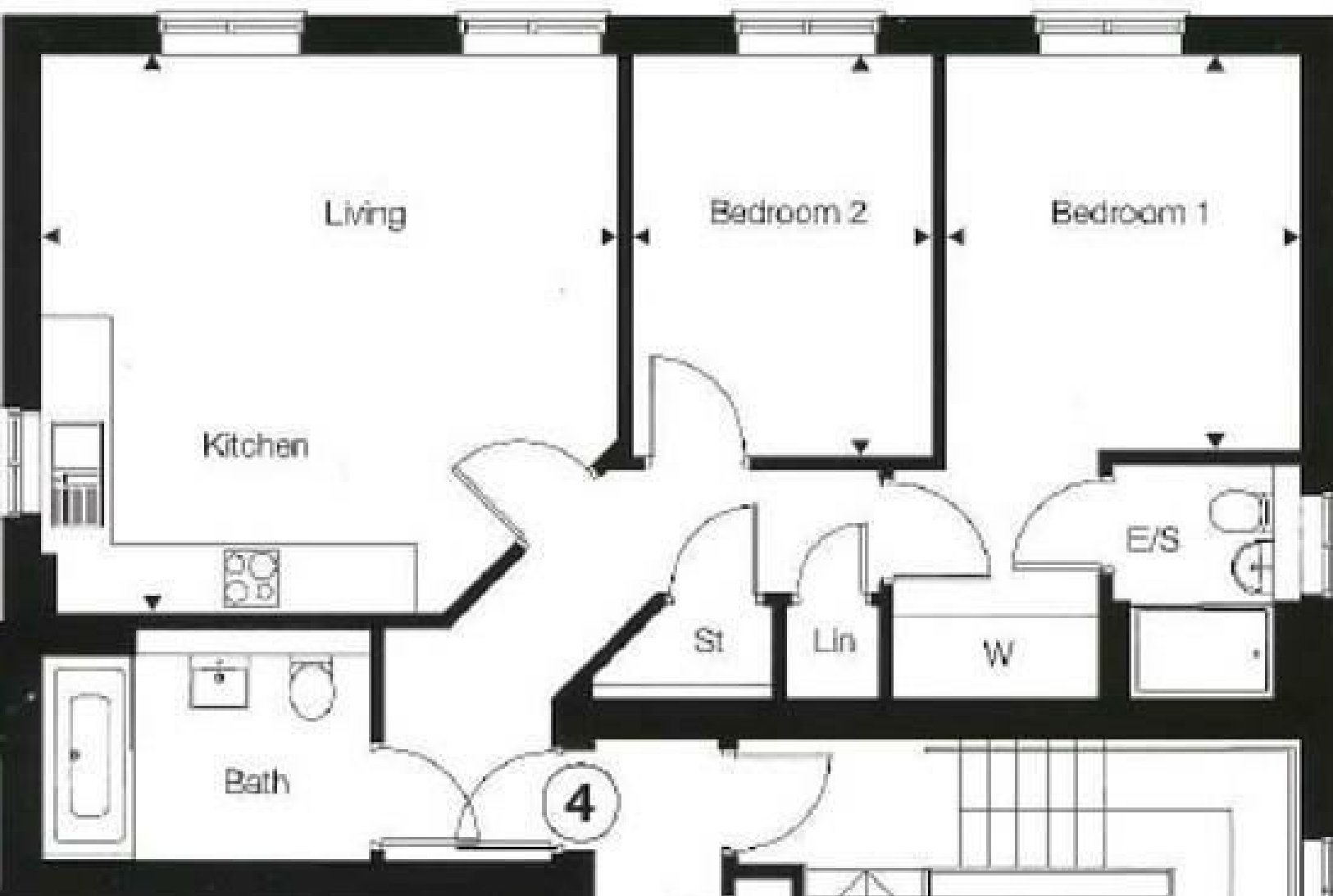
Banstead Office

Call: 01737 370022

31 High Street, Banstead, Surrey,
SM7 2NH

lettings@williamsharlow.co.uk

www.williamsharlow.co.uk



**WILLIAMS
HARLOW**